

**APPLICATION**  
**Neighborhood Revitalization (NRA)**  
City of Olathe, Kansas

**SECTION ONE: To be complete by Applicant**

Owner of Record: John & Rebecca Shipley Phone: (913) 636-7810

Mailing Address: 905 S Chestnut  
Olathe KS 66061

Property Address (one property per application):  
905 S Chestnut  
Olathe KS 66061

Parcel ID Number – (Can be obtained from property tax statement or by accessing the Johnson County Appraiser's website at <http://appraiser.jocogov.org/> and searching the property data by your address):  
DP17000000 000E

Legal Description of Property – (Can be obtained from property tax statement or by accessing the Johnson County Appraiser's website at <http://appraiser.jocogov.org/> and searching the property data by your address and then clicking on your tax bill):  
\_\_\_\_\_  
\_\_\_\_\_

**Existing Use of Property:**

☐ Single-Family Residential ☒ Multi-Family Residential  
☐ Two Family Residential ☒ Commercial

**Proposed Use of Property:\***

☐ Single-Family Residential ☐ Multi-Family Residential  
☐ Two Family Residential ☒ Commercial

**Proposed Improvements to Property (Check all that apply):**

☐ New Construction ☒ Remodel/Rehabilitation  
☐ Interior ☒ Exterior

Is the Property Listed on a Historic Register? No ☒ Yes ☐ (Please Attach Documentation)

**List of all Improvements to be Constructed:**

Parking Lot, Lighting, Roof, windows, Refacing, Access,  
Green Space, Signage

**List of all Improvements to be Demolished (if applicable):**  
\_\_\_\_\_  
\_\_\_\_\_

Estimated Start Date: ASAP Estimated Completion Date: 2024

Estimated Total Cost of Improvements: \$ 400,000 - 500,000

☒ Picture(s) of project area(s) attached. Estimated date pictures were taken March 2021  
☒ Current Property Tax Statement attached.

\* Proposed Use of Property must conform to the current zoning designation or an application for a zoning change must be submitted with the application.

I certify that the information provided on this application is true and accurate to the best of my knowledge.

Owner of Record Signature: [Signature] Date: 3-29-21



Return Application to the Neighborhood Services Division, Olathe City Hall, 3<sup>rd</sup> Floor  
100 E Santa Fe, P.O. Box 768, Olathe, KS 66061 -OR- Fax (913) 971-8960

\*\*\*\*\*

**SECTION TWO: To be completed by City of Olathe (Neighborhood Services use only)**

Date of Application Receipt: \_\_\_\_\_ Current Tax Year: \_\_\_\_\_

Building Permit Application Attached?: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Permit No.: \_\_\_\_\_

Is Property in the Neighborhood Revitalization District?: \_\_\_\_\_ Yes \_\_\_\_\_ No

Current Property Tax Statement Attached?: \_\_\_\_\_ Yes \_\_\_\_\_ No

Recent pictures of the Project area(s)?: \_\_\_\_\_ Yes \_\_\_\_\_ No

Property Tax Delinquent?: \_\_\_\_\_ Yes \_\_\_\_\_ No

Contact with Code Enforcement Made?: \_\_\_\_\_ Yes \_\_\_\_\_ No

Contact with Police Department Made?: \_\_\_\_\_ Yes \_\_\_\_\_ No

Base Year Property Value: \$ \_\_\_\_\_ Land \$ \_\_\_\_\_ Building \$ \_\_\_\_\_ Total

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_  
(CITY OF OLATHE)

Date of Project Completion and Final Inspection: \_\_\_\_\_  
(date)

Date County was notified of Project Completion and provided Certificate of Substantial Completion on: \_\_\_\_\_  
(date)

Submitted to Johnson County by \_\_\_\_\_ on \_\_\_\_\_  
(city employee) (date)

\*\*\*\*\*  
**SECTION THREE: To be completed by Johnson County (For County Appraiser use only)**

Base year appraised value of property: \_\_\_\_\_ Valuation (after substantial completion of the project) subject to rebate: \_\_\_\_\_  
 Taxing unit(s): \_\_\_\_\_ Taxing unit(s): \_\_\_\_\_  
 Land use: \_\_\_\_\_ Land use: \_\_\_\_\_  
 Land value: \_\_\_\_\_ Land value: \_\_\_\_\_  
 Building value: \_\_\_\_\_ Building value: \_\_\_\_\_  
 Total appraised property value: \_\_\_\_\_ Total new appraised property value: \_\_\_\_\_

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
*Johnson County Appraiser's Office*

\*\*\*\*\*  
**SECTION FOUR: To be completed by City of Olathe Clerk: (For City Clerk use only)**

Tax Increment available for rebate: \$ \_\_\_\_\_

Applicant in Compliance with provisions of the NRA Plan: Yes \_\_\_\_\_ No \_\_\_\_\_

Apportionment of Rebate:

Name of Fund	Mill Levy	Total Amount
Johnson County	17.9850	
City of Olathe	25.0300	
Johnson County Parks & Recreation District	2.2950	
Olathe USD # 233	64.343	
Johnson County Community College	8.7490	
<b>TOTAL TAX REBATE TAX REBATE</b>	<b>118.402</b>	

Tax Increment – (Minus 2.5% county administrative fee (year one); and Minus 7.5% for the Public NRA Funds if Single and Two Family Residential in year one, and 10% for every year thereafter; -OR- Minus 17.5% for the Public NRA Funds if Commercial/Industrial in year one, and 20% for every year thereafter.)

Net rebate to applicant: \$ \_\_\_\_\_

\*\*\*\*\*

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
*Johnson County Records & Tax Administration*

\*\*\*Johnson County Treasurer's Office to remit payment to City of Olathe, Attn: Accounting Manager/City Treasurer, P.O. Box 768, Olathe, KS 66061, with a copy of the annual parcel rebate account document.

## Bob Shipley

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**From:** Boisvert, Beau, APR <Beau.Boisvert@jocogov.org>  
**Sent:** Monday, March 29, 2021 9:29 AM  
**To:** Bob Shipley  
**Cc:** Thompson, Jennifer, APR  
**Subject:** RE: 905 S. Chestnut Street

Hello Bob,

We reviewed the appraisal and we will be placing the \$805,000 on the one parcel, (905 S Chestnut Street) per your appeal and the Appraisal you supplied.

The other parcel ( 125 W. Dennis Avenue) has an agricultural classification applied to it. It will stay at the 2021 value for the 2021 tax year. I will be looking at that one for the 2022 valuation year.

### Beau Boisvert RMA

County Appraiser  
[beau.boisvert@jocogov.org](mailto:beau.boisvert@jocogov.org)  
Johnson County Appraiser's Office  
Direct (913) 715-0001 | Office (913) 715-9000



**From:** Bob Shipley <bob@olatheglass.com>  
**Sent:** Friday, March 26, 2021 2:51 PM  
**To:** Boisvert, Beau, APR <Beau.Boisvert@jocogov.org>  
**Subject:** RE: Test

Ok, thank you.

**From:** Boisvert, Beau, APR [<mailto:Beau.Boisvert@jocogov.org>]  
**Sent:** Friday, March 26, 2021 1:50 PM  
**To:** Bob Shipley <[bob@olatheglass.com](mailto:bob@olatheglass.com)>  
**Subject:** RE: Test

I am meeting with the commercial manager on Monday to review your appraisal. I will give you a call late in the day or Tuesday Morning.

### Beau Boisvert RMA

County Appraiser  
[beau.boisvert@jocogov.org](mailto:beau.boisvert@jocogov.org)  
Johnson County Appraiser's Office  
Direct (913) 715-0001 | Office (913) 715-9000



Search for: DP17000000 000E

GO

enter address, property id, owner name, or kupn

## Results for 905 S CHESTNUT ST (DP17000000 000E)

[\[ Create Plot Plan \]](#) / [\[ Driving Directions \]](#)[Locate Me](#) | [Link](#) | [Disclaimer](#) | [Help](#)

## General Information

[\[Collapse All\]](#)

Property ID: DP17000000 000E

Site Address: 905 S CHESTNUT ST  
OLATHE, KS 66061

Legal Description: DENNIS AVENUE SHOPS LTS C D E &amp; F OLC 385E

Block/Lot: 0000 /000E

Subdivision: DENNIS AVENUE SHOPS

Plat: [DENNIS AVENUE SHOPS](#)

Plat Book/Page: 0026/0035

Plat Recorded: 07/17/1964

KS Uniform Parcel Num.: 0461410201002003000

Quick Ref: R16399

## Owner Information

Owner 1: DENNIS AVENUE, INC.  
PO BOX 275 OLATHE, KS 66051

Mail Name 1: R. A. JONES

Billing Address: PO BOX 275  
OLATHE, KS 66051

## Property &amp; Location Information

Zoning: C-3 (Community/Corridor Business District)

Property Type: Platted Property Polygon

Taxing Unit: 0008

General Landuse: General Commercial

Year Built: 1969

Property Area: 3.01 acres

Addresses: 6

Township-Range-Section: 14-23-02

City/Township: Olathe

Quarter Section: NE

X, Y: 2217776, 210906

Latitude, Longitude: 38.86858049, -94.81921339

## Appraisal Information

Please note, all 2021 appraisal data is frozen until the completion of informal appeal cycle of the 2021 valuation process, on or before May 20th. Thank you for your patience.

[PRC](#) [Cost Report](#) [Income Report](#) [Sketch](#) [NOAV](#) [Tax Bill](#) [Map](#) [Nearby Addresses](#)

## Values

Year	Appraised Value	Assessed Value	Change:
2021	<del>\$927,000</del>	\$231,750	
2020	<del>\$927,000</del>	\$231,750	

## Property Totals

Total Bldg Area: 35,236 sq ft (incl. bsmt)  
 Number of Units: 1  
 Total Support Area: 0 acres  
 Total Improved Value: \$501,580  
 Total Land Value: \$425,420

revised to Appraisal

Land Use: Strip store center  
Property Class: Commercial & Industrial - C  
Building Name: DENNIS AVENUE SHOPS  
Year Built: 1969  
Structure Type: Strip shopping center  
# of Stories: 1  
Construction Type: Stud -Metal Siding  
Construction Grade: Average-  
Building Area: 33,617 sq ft  
Basement: sq ft

Property Specifics



record 1 of 2 (links: 1, 2)

Components			<a href="#">Glossary of Terms</a>
Description	Units	Percent	
Canopy, Retail Steel Frame	66		
Canopy, Retail Wood Frame	4,190		
Concrete Block		100	
Loading Dock, Concrete	885		
Mezzanines-Open	1,344		
Package Unit		100	
Stud -Metal Siding		100	
Wet Sprinklers		100	

Landuse (Land Based Classification Standards - [LBCS](#))



School Information



School District: [Olathe \(USD #233\)](#)  
Elementary School: [Central](#) (0.7 miles)  
324 S Water St  
913-780-7370  
Middle School: [Oregon Trail](#) (1.6 miles)  
1800 W Dennis Ave  
913-780-7250  
High School: [Olathe North](#) (1.5 miles)  
600 E Prairie St  
913-780-7140  
School Board District: [Olathe \(District 1 & 4\)](#)

Stormwater/Flood Information



FEMA Panel: [20091C0093G](#)  
Watershed: Cedar Creek (TMDL Regulated)

Utility Information



**IMPORTANT:** These are utility providers that service the region in which this property is located. These providers may or may not service this particular property. Contact the individual utility provider to determine if this property is connected to the utility service provider.  
Electric Provider: [Evergy, Kansas Central](#) - (800) 383-1183  
Gas Provider: [Atmos Energy](#) - (888) 286-6700  
Sewer Provider: [City of Olathe](#) - (913) 971-9311  
Water Provider: [City of Olathe](#) - (913) 971-9311  
Cable Provider(s): [Xfinity](#), [Google Fiber](#), [AT&T](#) - (800) 934-6489, (866) 777-7550, (800) 288-2020  
Stormwater/Public Works Provider: [City of Olathe](#) - (913) 971-9311  
\* stormwater service is automatic, no setup is required  
Fire Service Provider: [Olathe Fire](#) \* service is automatic, no setup is required

Political & Elected Official Information



Precinct: D101.02  
Precinct City: Olathe  
Polling Place: AMERICAN LEGION 153 OF OLATHE  
410 E DENNIS AVE, OLATHE  
Next Election: 11/03/2020  
County Commissioner: [Shirley Allenbrand \(6th District\)](#)  
State Representative: [John Toplikar \(R\) \(15th District\)](#)  
State Senator: [Beverly Gossage \(R\) \(9th District\)](#)  
KS Board of Education: [Michelle Dornbrosky \(R\) \(3rd District\)](#)  
City Ward: [Olathe Ward 1 \(District D1\)](#)



[Voter Lookup & Sample Ballot](#)

## Census Information

Block: 1020

Block Group: 1

Tract: 053557

Zip: [66061](#)FIPS PMSA: [20091](#)

Population (1 mile): 7,250.35 (AIMS Population Model Estimate)

## Nearest\*

Fire Station: Olathe, Stn 1 - [501 E OLD 56 HWY](#) (1508.4 feet)

Fire Hydrant: 8.9 feet (City of Olathe)

Fire Service Provider: Olathe Fire

Library: Olathe Public - [1078 W Santa Fe #A](#) (1.3 miles)Post Office Branch: Olathe - [110 N Chestnut St](#) (0.9 miles)Park: Veterans Memorial - [1025 S HARRISON ST](#) (127.9 feet)

Recreation Trail: Veterans Park (317.4 feet)

Flood Designation: AE (1543.4 feet)

\* Nearest is represented as the straight line (or shortest) distance between the address or center of the parcel and the feature. It does not measure street distance. To get driving distance, click the linked address.



## Front Elevation Photos

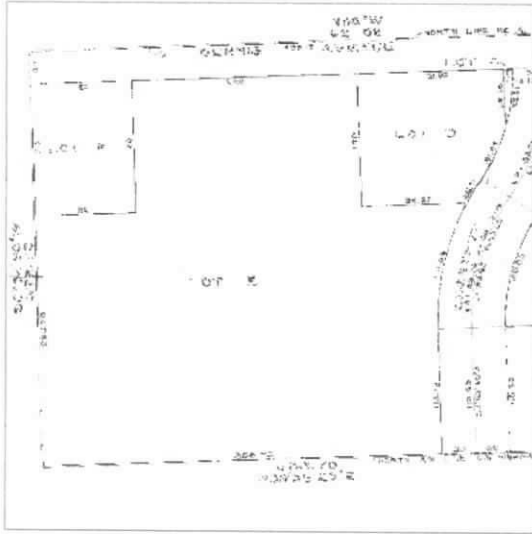


046-141-02-0-10-02-003.00-0 04/18/2019



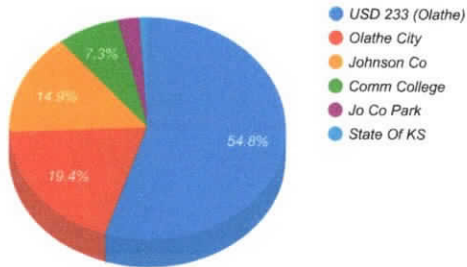
Click image thumbnail to display larger image.

Plat Image Detail - [DENNIS AVENUE SHOPS](#)



This plat image thumbnail may represent additional easement, setback, and right of way not found on the above property map. The image may not be a full representation of property restrictions and most recent document filings. Use mousewheel to zoom image.

Property Taxes - Where Your Property Tax Dollars Go



Alternative Views (pie chart, bar chart, table):



Oblique Imagery



© 2019 Eagleview

Notice: Please visit the [Johnson County Oblique Photography Viewer](#) for more oblique imagery.





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111 S. Cherry St., Olathe, KS 66061 | 913-715-5000 | TDD: 800-766-3777

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